

**TAYLOR - WEST WEBER WATER  
IMPROVEMENT DISTRICT  
BASIC FINANCIAL STATEMENTS  
WITH INDEPENDENT AUDITOR'S REPORTS  
YEAR ENDED DECEMBER 31, 2008**

# **TAYLOR – WEST WEBER WATER IMPROVEMENT DISTRICT**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Trustees  
Taylor - West Weber Water Improvement District

We have audited the accompanying financial statements of the business-type activities of Taylor - West Weber Water Improvement District, as of and for the year ended December 31, 2008, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of Taylor - West Weber Water Improvement District's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Taylor - West Weber Water Improvement District, as of December 31, 2008, and the respective changes in financial position and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2009, on our consideration of Taylor - West Weber Water Improvement District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Board of Trustees  
Taylor - West Weber Water Improvement District

The management's discussion and analysis on pages 3 through 5 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Wood Richards & Associates

Ogden, Utah  
June 5, 2009

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDING DECEMBER 31, 2008

## INTRODUCTION

The following is a discussion and analysis of Taylor-West Weber Water Improvement District's financial performance and activities for the year ending December 31, 2008.

## HIGHLIGHTS

Taylor-West Weber Water Improvement District constructed a new District office building.

We continue to do all the water testing as required by the E.P.A. and the State. We have passed without any problems.

## OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is an introduction to the District's Basic Financial Statements. The District's financial statements are prepared on the accrual basis of accounting in accordance with generally accepted accounting principles in the United States, promulgated by the Government Accounting Standards Board. The District reports as a single enterprise fund. Revenues are recognized when earned and expenses are recognized in the period in which they are incurred. See the notes to the financial statements for a summary of the District's significant accounting policies.

The District's financial statements are comprised of three basic statements. The Statement of Net Assets shows the overall net assets of the District. Increases and decreases in net assets are one indicator of the District's overall financial condition. The Statement of Revenues, Expenses, and Changes in Fund Net Assets identify functions of the District that are intended to recover all or most of their costs primarily through user fees and charges (business-type activities). The Statement of Cash Flows reports cash flows in four categories or activities - operating, capital and related financing, non-capital financing and investing.

## Management's Discussion and Analysis

### FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

#### Net Assets

The largest component of the District's net assets, 90.1%, reflects investments in capital assets (land, buildings, equipment, and infrastructure) less all outstanding debt that was issued to buy or build those assets. As capital assets, these resources are not available for future spending, nor can they all be readily liquidated to pay off the related liabilities.

Restricted net assets comprise 1.3% of total net assets and are subject to external restrictions on how they may be used. The remaining 8.6% of net assets is unrestricted and may be used at the District's discretion to meet its ongoing obligations to citizens and creditors.

	2008	2007
<b>Assets</b>		
Current and other assets	\$ 434,891	\$ 750,204
Restricted assets	63,327	198,068
Capital assets - net of depreciation	5,433,122	4,593,075
Total assets	5,931,340	5,541,347
<b>Liabilities</b>		
Current liabilities	61,199	47,518
Non-current liabilities	1,072,585	715,452
Total liabilities	1,133,784	762,970
<b>Net Assets</b>		
Invested in capital assets net of related debt	4,320,710	3,856,264
Restricted for impact fees	63,327	198,068
Unrestricted	413,519	724,045
Total net assets	\$ 4,797,556	\$ 4,778,377

## Management's Discussion and Analysis

### Changes in Net Assets

The Net Assets in the Enterprise Fund increased by \$19,179.

	2008	2007
<b>Revenues</b>		
Operating revenue	\$ 563,457	\$ 569,619
Operating expenses	(630,647)	(583,296)
Operating income (loss)	(67,190)	(13,677)
Non-operating revenues	104,211	294,933
Non-operating expenses	(41,031)	(37,777)
Net income before capital contributions	(4,010)	243,479
Capital contributions	23,189	720,226
Change in net assets	19,179	963,705
Net assets - beginning	4,778,377	3,814,672
Net assets - ending	\$ 4,797,556	\$ 4,778,377

### Capital Assets

Taylor-West Weber Water Improvement District added \$1,021,826 in new capital assets during the fiscal year. Additions to water lines (\$231,762), completion of building (\$692,436), wells and pumps (\$16,342), and equipment (\$81,286) were the major items.

### Long-Term Debt

The District currently owes \$715,452 on a contract payable to State Board of Water Resources. The proceeds from the contract were used to finance the District's construction of a new water tank. The District currently owes \$396,960 on a new loan payable to Bank of Utah. The proceeds from the loan were used to construct a new office building. Long-term debt increased by \$357,133. \$39,827 of the debt will be paid in the current year with \$1,072,585 remaining in long-term debt.

### ADDITIONAL INFORMATION

This financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of Taylor-West Weber Water Improvement District's finances and to demonstrate the District's accountability for the money it receives. Questions concerning any of the information provided in this report or any other matters related to the District's finances should be addressed to Taylor-West Weber Water Improvement District, 2815 West 3300 South, West Haven, Utah 84401.

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

STATEMENT OF NET ASSETS  
PROPRIETARY FUNDS

DECEMBER 31, 2008

	Business-Type Activities - Enterprise Funds <u>Water</u>
<b><u>ASSETS</u></b>	
Current assets:	
Cash and cash equivalents	\$ 403,113
Accounts receivable	27,453
Prepaid expenses	4,325
Total current assets	<u>434,891</u>
Noncurrent assets:	
Restricted cash and cash equivalents	63,327
Fixed assets:	
Non depreciable	57,774
Depreciable	7,382,667
Less: Accumulated depreciation	<u>(2,007,319)</u>
Total noncurrent assets	<u>5,496,449</u>
Total assets	<u>5,931,340</u>
<b><u>LIABILITIES</u></b>	
Current liabilities:	
Accounts payable	16,731
Other payables	4,641
Contract/note payable	39,827
Total current liabilities	<u>61,199</u>
Noncurrent liabilities	
Contract/note payable	<u>1,072,585</u>
Total liabilities	<u>1,133,784</u>
<b><u>NET ASSETS</u></b>	
Invested in capital assets, net of related debt	4,320,710
Restricted-impact fees	63,327
Unrestricted	413,519
Total net assets	<u>\$ 4,797,556</u>

The accompanying notes are an integral part of these statements.



TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS  
PROPRIETARY FUNDS

FOR THE YEAR ENDED DECEMBER 31, 2008

	Business-Type Activities - Enterprise Funds <u>Water</u>
<b><u>OPERATING REVENUE</u></b>	
Water sales	\$ 546,836
Miscellaneous revenue	7,749
Connection fees	8,872
Total operating revenue	<u>563,457</u>
<b><u>OPERATING EXPENSES</u></b>	
Depreciation	181,779
Source of water supply	90,009
Salaries - employees	66,921
Chemicals	43,695
Salaries-clerical	34,860
Operating supplies	29,645
Utilities	20,864
Office expense	28,126
Repairs and maintenance	21,480
Engineering fees	12,221
Professional fees	21,678
Miscellaneous	34,651
Insurance and bonds	11,992
Rent	10,000
Payroll taxes	7,670
Directors fees	5,025
Truck expense	6,664
Telephone	3,367
Total operating expenses	<u>630,647</u>
Operating income (loss)	<u>(67,190)</u>
<b><u>NONOPERATING REVENUE (EXPENSES)</u></b>	
Impact fees	73,100
Interest income	31,111
Interest expense	(41,031)
Total nonoperating revenue (expenses)	<u>63,180</u>
Net income (loss) before contributions	(4,010)
Capital contributions	<u>23,189</u>
Change in net assets	19,179
Net assets - beginning	<u>4,778,377</u>
Net assets - ending	<u><u>\$ 4,797,556</u></u>

The accompanying notes are an integral part of these statements.

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS

FOR THE YEAR ENDED DECEMBER 31, 2008

	Business-Type Activities - Enterprise Funds <u>Water</u>
<b>Cash Flows From Operating Activities</b>	
Receipts from customers	\$ 555,495
Payments to suppliers	(352,326)
Payments to employees	(102,389)
Net cash provided (used) by operating activities	<u>100,780</u>
<b>Cash Flows From Noncapital Financing Activities</b>	
None	<u>-</u>
Net cash provided (used) by noncapital financing activities	<u>-</u>
<b>Cash Flows From Capital and Related Financing Activities</b>	
Capital contributions	7,989
Loan proceeds	400,000
Proceeds from impact fees	73,100
Principal paid on capital debt	(24,399)
Interest paid on capital debt	(41,031)
Purchases of capital assets	(1,006,626)
Net cash provided (used) by capital and related financing activities	<u>(590,967)</u>
<b>Cash Flows From Investing Activities</b>	
Interest and dividends received	<u>31,111</u>
Net cash provided (used) by investing activities	<u>31,111</u>
Net increase (decrease) in cash and cash equivalents	(459,076)
Cash and cash equivalents - beginning	<u>925,516</u>
Cash and cash equivalents - ending	<u><u>\$ 466,440</u></u>

The accompanying notes are an integral part of these statements.

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT  
STATEMENT OF CASH FLOWS (CONTINUED)  
PROPRIETARY FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2008

	Business-Type Activities - <u>Enterprise Funds</u> <u>Water</u>
<b>Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:</b>	
Operating income (loss)	\$ (67,190)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation expense	181,779
(Increase) decrease in prepaid expense	(1,060)
(Increase) decrease in accounts receivable	(7,962)
Increase (decrease) in accounts payable	<u>(4,787)</u>
Net cash provided (used) by operating activities	<u><u>\$ 100,780</u></u>
<b>Noncash Capital Financing Activities:</b>	
Capital assets of \$15,200 were acquired through contributions from developers.	

The accompanying notes are an integral part of these statements.

# TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2008

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of Taylor-West Weber Water Improvement District, Utah conform in all material respects to generally accepted accounting principles (GAAP) as applicable to governments. The District has adopted the provisions of the Governmental Accounting Standards Board (GASB). Preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts and disclosures in the financial statements.

The following is a summary of the more significant policies and is presented to assist the reader in interpreting the financial statements and other data in this report. These policies, as presented, should be viewed as an integral part of the accompanying financial statements.

#### A. Reporting Entity

The Taylor-West Weber Water Improvement District is a special district organized on July 20, 1965 by the Weber County Commission for the purpose of providing culinary water services to the members of the District. The District operates under a Board of Trustees form of government.

The criteria set forth by generally accepted accounting principles (GAAP) was used to determine which entities to include in this report. GASB Concepts Statement-1 (Objectives of Financial Reporting) concludes that the basic foundation for governmental financial reporting is accountability. The Concepts Statement asserts that accountability requires governments to answer to the citizenry - to justify the raising of public resources and the purposes for which they are used. In turn, the concept of accountability becomes the basis for defining the financial reporting entity. Under GASB-14 (The Financial Reporting Entity) the financial reporting entity consists of the primary government.

The District has no component units.

#### B. Fund Financial Statements

The financial transactions of the District are recorded in an individual fund. A fund is a separate accounting entity with a self-balancing set of accounts. Fund accounting is used to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

The District reports the following major proprietary fund:

**Water Fund -** The water fund is used to account for operations of the water utility system, (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2008

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Measurement Focus and Basis of Accounting**

The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when the related liability is incurred, regardless of the timing of the cash flows. Taxes and fees are recognized in the year in which the related sales or other activity has occurred. Grants and similar items are recognized as revenue when all eligibility requirements have been met. When an expenditure is incurred for purposes for which both restricted and unrestricted resources are available, the District generally uses restricted resources first, then unrestricted resources.

Proprietary funds separate operating and non-operating revenues and expenses. Operating revenues and expenses normally arise from providing goods and services in connection with the fund's normal ongoing operations. The principal sources of operating revenues for the proprietary funds are charges to customers for goods and services. Operating expenses include the cost of sales and services, administrative overhead expenses and depreciation on capital assets. All other revenues or expenses are recorded as non-operating.

The District has adopted GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that use Proprietary Fund Accounting*. Accordingly, the District has elected to apply all applicable GASB pronouncements as well as Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) Opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements. Consequently, the District does not apply FASB pronouncements issued after November 30, 1989.

**D. Assets, Liabilities, and Fund Balances/Net Assets**

The following are the District's significant policies regarding recognition and reporting of certain assets, liabilities, and equity.

***Pooled Cash and Temporary Investments***

Unrestricted and restricted cash balances are combined to form a pool of cash which is managed by the District Treasurer. Utah State Statutes allow for investments in the Utah Public Treasurer's Investment Fund and Utah Money Management Act (UMMA) approved financial institutions. The UMMA provides for a committee to evaluate financial institutions and provide a list of those qualified as depositories for public funds, including the amount they are authorized to maintain over and above insured amounts. The District Treasurer invests unrestricted and restricted cash with the Utah Public Treasurer's Investment Fund and with local financial institutions. Investments in the pooled cash fund consist primarily of certificates of deposit, repurchase agreements, and time deposits and are carried at cost which approximates market value. Interest income earned as a result of pooling is distributed to the appropriate funds based on month end balances of cash. The District considers all highly liquid investments to be cash equivalents if they have a maturity of three months or less when purchased.

***Inventories***

No significant inventories are maintained by the District, therefore none are reflected in these statements.

***Restricted Assets***

Certain resources set aside as reserves in accordance with District resolutions and State statutes are classified as restricted assets on the statement of net assets because their use is limited.

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
DECEMBER 31, 2008

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, and Fund Balances/Net Assets (Continued)**

***Capital Assets***

All purchased fixed assets are valued at cost or estimated historical cost. Donated fixed assets are valued at their estimated fair market value on the date received. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Capital assets are defined as assets with an initial, individual cost of more than \$5,000.

Infrastructure capital assets which are newly constructed or contributed are capitalized.

Depreciation of all exhaustible capital assets is charged as an expense in the related program. Accumulated depreciation is reported on the Statement of Net Assets. Depreciation has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Buildings	30-50 years	Equipment	5-10 years
Improvements	10-50 years	Infrastructure	25-40 years

***Long-term Obligations***

In the proprietary fund financial statements, long-term debt obligations are reported as liabilities.

***Net Assets/Fund Balances***

The difference between assets and liabilities is *net assets* on the fund financial statements. The District's net assets are classified as follows:

*Invested in capital assets, net of related debt* - This component of net assets consists of the District's total investment in capital assets, net of accumulated depreciation, reduced by the outstanding debt obligations related to those assets. To the extent debt has been incurred, but not yet expended for capital assets, such amounts are not included as a component of invested in capital assets, net of related debt.

*Restricted for impact fees* - This component of net assets consists of that portion of the net assets collected through water impact fees and restricted for new capital improvements.

*Unrestricted* - This component of net assets consists of net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

**E. Contributions**

Certain proprietary fund types receive contributions for aid in construction from various sources. With the adoption of GASB No. 33, these contributions that were formerly credited directly to contributed capital accounts are now reflected as non-operating revenue.

**F. Compensated Absences**

District policy does not provide for any vested or accumulated vacation leave.

**G. Use of Estimates**

The preparation of the accompanying financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

# TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2008

### NOTE 2 - DEPOSITS AND INVESTMENTS

#### A. Deposits

The District's deposits are carried at cost. At December 31, 2008, the carrying amount of the District's deposits was \$179,657.

#### B. Investments

At year-end investments consist of funds in the Utah Public Treasurers Investment Fund. This investment is administered by the State of Utah and is regulated by the Money Management Council under provisions of the Utah State Money Management Act. The investment is not categorized as to credit risk because it does not represent a security that exists in physical or book entry form. Investments are carried at cost which approximates their fair value.

Investments not subject to categorizations:

	Carrying Amount	Market Value
Utah Public Treasurer's Investment Fund	\$ 286,783	\$ 284,196

#### C. Summary

	Carrying Amount
Deposits	\$ 179,657
Investment in Utah Public Treasurer's Investment Fund	286,783
Total deposits and investments	\$ 466,440
Equity in pooled cash and investments	\$ 403,113
Restricted cash - impact fees	63,327
Total deposits and investments	\$ 466,440

*Deposit and Investment Risk Disclosure.* Deposits and investments for Taylor-West Weber Water Improvement District are governed by the Utah Money Management Act (Utah Code Annotated, Title 51, Chapter 7, "the Act") and by rules of the Utah Money Management Council ("the Council"). Following are discussions of the District's exposure to various risks related to its cash management activities.

*Deposits.* Custodial credit risk for deposits is the risk that in the event of a bank failure, the District's deposits may not be recovered. The District's policy for managing custodial credit risk is to adhere to the Money Management Act. The Act requires all deposits of District funds to be in a *qualified depository*, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the Commission of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2008

**NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)**

The District's deposits in the bank in excess of the insured amount are uninsured and are not collateralized, nor do state statutes require them to be. The District's bank balance at December 31, 2008, was \$179,611, of which \$179,611 was insured under federal depository insurance.

*Credit risk.* Credit risk is the risk that the counterparty to an investment transaction will not fulfill its obligations. The District's policy for limiting the credit risk of investments is to comply with the Money Management Act. The Act requires investment transactions to be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Permitted investments include deposits of qualified depositories; repurchase agreements; commercial paper that is classified as "first-tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Services or Standard & Poors; bankers acceptances; obligations of the U.S. Treasury and U.S. government sponsored enterprises; bonds and notes of political subdivisions of the State of Utah; fixed rate corporate obligations and variable rate securities rated "A" or higher by two nationally recognized statistical rating organizations; and shares in a money market fund as defined in the Act.

The District is also authorized to invest in the Utah Public Treasurer's Investment Fund managed by the Utah State Treasurer and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated based upon the participants' average daily balances. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

For the year ended December 31, 2008, the local government had investments of \$286,783 with the PTIF. The entire balance had a maturity less than one year. The PTIF pool has not been rated.

*Interest rate risk.* Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The District manages its exposure by adhering to the Money Management Act. The Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested.

*Concentration of credit risk.* Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The District's policy to limit this risk is to adhere to the rules of the Money Management Act.



TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2008

**NOTE 3 - CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2008, was as follows:

	Balance December 31, 2007	Additions	(Deletions)	Balance December 31, 2008
<b>BUSINESS-TYPE ACTIVITIES</b>				
Nondepreciated Assets				
Land	\$ 57,774	\$ -	\$ -	\$ 57,774
Total nondepreciated assets	57,774	-	-	57,774
Depreciated Assets				
Buildings	62,335	692,436	-	754,771
Water line	4,425,769	231,762	-	4,657,531
Water tank	1,446,865	-	-	1,446,865
Wells and pumps	197,135	16,342	-	213,477
Operating equipment	250,856	81,286	(31,282)	300,860
Furniture and fixtures	9,163	-	-	9,163
Total depreciated assets	6,392,123	1,021,826	(31,282)	7,382,667
Less accumulated depreciation				
Buildings	(51,998)	(10,274)	-	(62,272)
Water line	(1,137,840)	(103,233)	-	(1,241,073)
Water tank	(355,224)	(37,152)	-	(392,376)
Wells and pumps	(154,201)	(4,670)	-	(158,871)
Operating equipment	(148,571)	(26,274)	31,282	(143,563)
Furniture and fixtures	(8,988)	(176)	-	(9,164)
Total accumulated depreciation	(1,856,822)	(181,779)	31,282	(2,007,319)
Net assets depreciated	4,535,301	840,047	-	5,375,348
Business type activities - net	\$ 4,593,075	\$ 840,047	\$ -	\$ 5,433,122

**Depreciation Expense**

December 31, 2008

\$ 181,779

**NOTE 4 - LONG-TERM DEBT**

Long-term liability activity for the year ended December 31, 2008, was as follows:

Description	Interest Rate	Outstanding 12/31/2007	Additions	Payments	Outstanding 12/31/2008	Current Portion
Contract payable - State						
Board of Water Resources	5.0%	\$ 736,811	\$ -	\$ (21,359)	\$ 715,452	\$ 24,126
Note payable -						
Bank of Utah	7.00%	-	400,000	(3,040)	396,960	15,701
		<u>\$ 736,811</u>	<u>\$ 400,000</u>	<u>\$ (24,399)</u>	<u>\$ 1,112,412</u>	<u>\$ 39,827</u>

# TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2008

### NOTE 4 - LONG-TERM DEBT (CONTINUED)

#### Contract Payable - State Board of Water Resources

On October 6, 2003, Taylor-West Weber Water Improvement District entered into an agreement with the Board of Water Resources ("State"). The Agreement provides that the Board of Water Resources will provide 75% of the cost, but not more than \$825,000, for the construction of a 2.0 MG water storage tank, booster pump, pipeline, and replacement of 1,050 water meters. The Water District agrees to purchase the State Board of Water Resources' undivided interest in the project at a total purchase price defined to be the combined total of all funds paid by the "State" to the District for the construction of the project, but not to exceed \$825,000 plus interest at the annual rate of 5%. The purchase price shall be payable in not to exceed twenty (20) annual payments beginning September 1, 2004.

#### Amortization of long-term debt

The anticipated annual requirements to amortize long-term debt and related interest as of December 31, 2008, are as follows:

<u>Year Ended Dec. 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2009	\$ 24,126	\$ 35,773	\$ 59,900
2010	27,134	34,566	61,700
2011	30,390	33,210	63,600
2012	33,810	31,690	65,500
2013	37,500	30,000	67,500
2014	41,375	28,125	69,500
2015	45,544	26,056	71,600
2016	49,922	23,778	73,700
2017	54,618	21,282	75,900
2018	59,548	18,552	78,100
2019	64,826	15,574	80,400
2020	70,467	12,333	82,800
2021	76,391	8,809	85,200
2022	82,710	4,990	87,700
2023	17,091	852	17,943
	<u>\$ 715,452</u>	<u>\$ 325,590</u>	<u>\$ 1,041,043</u>

#### Loan Payable - Bank of Utah

On October 9, 2008, Taylor-West Weber Water Improvement District entered into a loan with the Bank of Utah. The loan was entered into for the purpose of construction of the new offices. The purchase price shall be payable in 180 monthly payments of \$3,615.81 including interest at an annual rate of 7%.

#### Amortization of long-term debt

The anticipated annual requirement to amortize long-term debt and related interest as of December 31, 2008, are as follows:

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
DECEMBER 31, 2008

**NOTE 4 - LONG-TERM DEBT (CONTINUED)**

Year Ended Dec. 31	Principal	Interest	Total
2009	\$ 15,701	\$ 27,689	\$ 43,390
2010	16,852	26,538	43,390
2011	18,088	25,302	43,390
2012	19,343	24,047	43,390
2013	20,833	22,557	43,390
2014	22,360	21,030	43,390
2015	23,999	19,391	43,390
2016	25,707	17,683	43,390
2017	27,644	15,746	43,390
2018	29,671	13,719	43,390
2019	31,847	11,543	43,390
2020	34,153	9,236	43,389
2021	36,687	6,703	43,390
2022	39,377	4,013	43,390
2023	34,698	1,147	35,845
	<u>\$ 396,960</u>	<u>\$ 246,344</u>	<u>\$ 643,304</u>

**NOTE 5 - RISK MANAGEMENT**

Taylor-West Weber Water Improvement District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District maintains comprehensive insurance coverage in aggregate amounts sufficient to protect against all reasonably foreseeable liability risks. Specific liability policies purchased include automobile, general liability, property, bond (employee dishonesty), treasurer, public officials and officers, excess liability, and workman's compensation. As of December 31, 2008, there is no anticipation of unpaid claims. Therefore, a liability is not accrued. Settlement amounts have not exceeded coverage for the current year or the three prior years.

**NOTE 6 - LEGAL COMPLIANCE BUDGETS**

The budget for the fiscal year ending December 31, 2008, was approved and adopted by resolution or ordinance dated December 17, 2007. A public hearing, meeting the requirements specified in the Utah Code 11-35-113/114, was held on December 17, 2007. The budget was amended during the year. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for the enterprise fund. All annual appropriations lapse at fiscal year end. Encumbrance accounting is not used by the District.

**NOTE 7 - POST-EMPLOYMENT BENEFITS**

The District does not provide any post employment benefits at the present time.

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2008

**NOTE 8 - EMPLOYEE RETIREMENT SYSTEM**

The District does not participate in or maintain any retirement plans for its employees.

**NOTE 9 - INTEREST EXPENSE**

The proprietary fund incurred \$44,864 in interest expense of which \$41,031 was charged to expense and \$3,833 was capitalized.

## **SUPPLEMENTARY INFORMATION**

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT

SCHEDULE OF IMPACT FEES  
DECEMBER 31, 2008

<u>Projects from which funds were collected</u>	<u>Date Received</u>	<u>Water Impact Fees</u>
Wally Acres	12/31/2008	\$ 22,500
Charles Green	12/31/2008	7,500
Allen Estates	12/31/2008	10,000
573 So. 3600 W.	12/31/2008	2,600
4209 W. 2475 So.	12/31/2008	2,500
5350 W. 4196 So.	12/31/2008	2,600
Maple Acres	12/31/2008	2,500
4426 W. 3300 So.	12/31/2008	2,600
3467 So. 5500 W.	12/31/2008	2,600
3307 So. 2700 W.	12/31/2008	2,600
Doxey	12/31/2008	806
Interest earned	12/31/2008	4,521
Total impact fees on hand at December 31, 2008		<u>\$ 63,327</u>

<u>Projected expenditures of impact fees on hand</u>	<u>December 31, 2009</u>
Debt service	\$ 59,900
Water system improvement	<u>3,427</u>
Total projected expenditures of impact fees	<u>\$ 63,327</u>

## **AUDITOR'S REPORTS**

**INDEPENDENT AUDITOR'S REPORT**  
**STATE OF UTAH LEGAL COMPLIANCE**

To the Board of Trustees  
Taylor - West Weber Water Improvement District

We have audited the accompanying financial statements of the business-type activities of Taylor - West Weber Water Improvement District, for the year ended December 31, 2008 and have issued our report thereon dated June 5, 2009. Our audit included testwork on the District's compliance with the following general compliance requirements identified in the State of Utah Legal Compliance Audit Guide:

Public Debt	Purchasing Requirements
Cash Management	Other General Compliance Issues
Budgetary Compliance	General Compliance Special Districts
Impact Fees	

The District did not receive any major or non-major State grants during the year ended December 31, 2008.

The management of Taylor - West Weber Water Improvement District is responsible for the District's compliance with all compliance requirements identified above. Our responsibility is to express an opinion on compliance with those requirements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the District's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

The results of our audit procedures disclosed no instances of noncompliance with requirements referred to above.

In our opinion, Taylor - West Weber Water Improvement District, complied, in all material respects, with the general compliance requirements identified above for the year ended December 31, 2008.

Wood Richards & Associates  
June 5, 2009



**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED  
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Trustees  
Taylor - West Weber Water Improvement District

We have audited the financial statements of the business-type activities of Taylor - West Weber Water Improvement District as of and for the year ended December 31, 2008, which collectively comprise Taylor - West Weber Water Improvement District's financial statements and have issued our report thereon dated June 5, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Taylor - West Weber Water Improvement District's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Taylor - West Weber Water Improvement District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Taylor - West Weber Water Improvement District's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects Taylor - West Weber Water Improvement District's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of Taylor - West Weber Water Improvement District's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by Taylor - West Weber Water Improvement District's internal control.

June 5, 2009

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Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Taylor - West Weber Water Improvement District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management and the Board of Trustees and is not intended to be and should not be used by anyone other than these specified parties.

Wood Richards & Associates

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Ogden, UT  
June 5, 2009